



Roundway Barn, 19 Manor Fields, Alrewas, DE13 7DA



Set on the exclusive Manor Fields in Alrewas is Roundway Barn, an elegant and individual conversion, showcasing a wealth of character features, four good sized bedrooms and landscaped gardens. Benefitting from well proportioned interiors extending to generous proportions, this immaculate country home is offered with no upward chain and enjoys a peaceful setting just a few minutes' walk of the centre of the village. The interiors comprise briefly impressive dining hall, lounge with feature fireplace, dining kitchen, shower room and a large double bedroom to the ground floor, with three further bedrooms to the first floor serviced by a refitted master en suite and family bathroom. The galleried landing features a contemporary limed oak

and glass staircase also provides space for a study area. The barn sits on a good sized corner plot, with a private walled garden, further space to the side and rear and a detached double garage with parking for a number of vehicles. Roundway Barn also benefits from shared use of communal lawns and a wooded area which overlook idyllic views over surrounding countryside. The barn is serviced by mains gas central heating and double glazed windows.

The popular rural village of Alrewas is set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a

doctors surgery, pharmacy and dentists, and the position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within an Ofsted 'Outstanding' catchment area, with the All Saints primary school in the village feeding into John Taylor High in Barton under Needwood, and there are a number of highly regarded private schools also nearby including St Wystans, Repton and Lichfield Cathedral. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

- Individual Character Barn Conversion
- No Upward Chain
- Exclusive Private Development
- Wealth of Features Throughout
- Two Impressive Reception Rooms
- Family Dining Kitchen
- Inner Hall & Utility
- Four Generous Bedrooms
- Refitted En Suite, Bathroom & Shower Room
- Landscaped Walled Garden
- Double Garage & Parking
- Communal Grounds with Rural Views
- Walking Distance to Village Centre
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel to Birmingham/London



Impressive Dining Hall 5.59 x 4.67m (approx. 18'4 x 15'4)

Doubling as a reception hall and formal dining space, this spacious reception room has dual aspect windows, tiled flooring and a contemporary limed oak and glass staircase rising to the first floor. Doors open into:

Stunning Lounge 6.35 x 5.51m (approx. 20'10 x 18'1)

Extending to a generous size, this room showcases a wealth of character to exposed brickwork and beams and a traditional gas fired stove set to brickwork surround and raised tiled hearth. Limed oak flooring extends throughout, double doors open to the gardens and there are windows to two sides

Inner Hall

With tiled flooring and doors opening into:

Dining Kitchen 5.84 x 3.23m (approx. 19'2 x 10'7)

Another generously proportioned room fitted with a range of a wall and base units having complementary worktops over, housing an inset one and a half sink with side drainer, space for an American fridge freezer and integral appliances including dishwasher, full height larder fridge, double oven and a gas hob with extractor above. Vaulted ceilings feature exposed beams and there are windows to the side. The current vendors has also had planning consent to add skylights to this room

Utility 2.9m x 1.93m (approx. 9'6 x 6'4)

Having fitted base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer, with tiled flooring and a door out to the side

Bedroom Three 4.32 x 4.19m (approx. 14'2 x 13'9)

Having windows to the rear, limed oak flooring and mirror fronted fitted wardrobes this versatile space is ideal as a ground floor bedroom, office space or gym

Shower Room 2.74 x 1.52m (approx. 9'0 x 5'0)

Also serving as a guests' WC, the shower room comprises a white suite having pedestal wash basin, WC and shower, with half tiling to walls and tiled flooring





Galleried Landing 4.72 x 2.92m (approx. 15'6 x 9'7)

A contemporary oak and glass staircase rises to this stunning landing, where vaulted ceilings feature skylights and exposed beams and there is an area ideal as a home office. Limed oak flooring extends into:

Master Suite 6.4 x 4.57m (approx. 21'0 x 15'0) – max

A most impressive principal bedroom having an extensive range of bespoke fitted wardrobes and storage, exposed beams, a skylight and a window to the side with a pleasant view over Manor Fields. With private use of:

Refitted En Suite Bathroom 2.82 x 1.91m (approx. 9'3 x 6'3)

Having been recently refitted, the modern suite comprises wash basin set to vanity unit, wall hung WC, double ended bathtub and separate shower, with tiled flooring, under floor heating, tiled walls, a heated towel rail and a skylight

Bedroom Two 5.84 x 4.32m (approx. 19'2 x 14'2)

A second oversized bedroom having a skylight and

Bedroom Four 2.77 x 2.69m (approx. 9'1 x 8'10)

A good sized fourth bedroom having skylight

Bathroom 2.67 x 1.88m (approx. 8'9 x 6'2)

Fitted with a white suite having pedestal wash basin, WC and bathtub with shower over, with tiled flooring, tiled splash backs, a skylight and a fitted airing cupboard









Outside

Roundway Barn sits on the edge of the desirable Manor Fields, having parking to the fore of the garage. Lawns extend to one side and towards the rear of the property, where a courtyard houses additional visitors parking shared by the residents

Detached Double Garage 5.74 x 5.54m (approx. 18'10 x 18'2)

With twin up and over entrance doors, power and lighting, and additional light point, loft access hatch to independent loft storage space and rear access door.

Walled Garden

To the front is a charming landscaped garden having an ornate gate opening onto the driveway. The garden enjoys privacy to all sides and is laid to shaped lawns, paved terraces and a character water feature. There is access into the garage as well as an outside water point, and a second gate opens out to the side of the property. As you drive into Manor Fields, lawns and a picturesque wooded area shared between the residents extends to either side, enjoying an idyllic outlook over surrounding farmland and countryside



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.